

PROPOSED DEVELOPMENT CONDITIONS

SE 00-H-053

~~April 5, 2001~~

April 26, 2001

If it is the intent of the Board of Supervisors to approve SE 00-H-053 located at 12052 North Shore Drive (Tax Map Number 18-1 ((5)) 8B) for a roof mounted telecommunications facility pursuant to Sect. 6-304 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat approved with this application, as qualified by these development conditions. Other by-right, Special Permit and Special Exception uses may be permitted on the lot without a Special Exception amendment, if such uses do not affect this Special Exception use.
3. A copy of this Special Exception and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception plat **entitled "American Personal Communications Sprint PCS Special Exception and 15.2-2232 Feature Shown Determination Plat", prepared by Pond and Company Architects and Engineers which is dated 5/12/00 (Sheet 1 of 17), 7/6/00 (Sheets 2 and 3 of 17), and 8/25/99 (Sheets 4-17 of 17) and revised through 9/23/99 (Sheets 4-17 of 17) and these conditions.** Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. There shall be a maximum of six (6) antennas, and a maximum of five (5) equipment cabinets, to be located on the roof and penthouse, in the sizes and general locations shown on the SE Plat.
6. The antennas shall be mounted at a height not to extend above the top of the highest portion of the penthouse structure, which is approximately twelve (12) feet above the roof level. Irrespective of that shown on the SE Plat, a metal screen similar to the equipment structure screen shown on Page S-7 of the plans

shall be placed around three (3) sides of the lower penthouse roof to simulate the penthouse wall and create the appearance of a uniform wall height. This screen shall extend no higher than approximately 4'2" above the lower penthouse wall, and shall not exceed the height of the upper penthouse wall. The screen shall be painted a color to blend in with the penthouse wall. The antennas shall not exceed approximately 4 feet in height and 6-10 inches wide, and shall be painted to blend with the structure or a color to reduce their visibility, as shown in the simulated photograph in Attachment 1.

7. The equipment cabinets shall be located on the roof of the building and shall be shielded from view by a screen wall no higher than eight (8) feet which is constructed as shown on Sheet S-7 of the SE Plat. The screen wall shall be constructed and painted so as to blend in with the building, as shown in the simulated photograph in Attachment 1. The equipment cabinets shall not exceed an approximate height of five (5) feet six (6) inches, and in no event shall exceed the height of the screen wall.

~~8. In order to ensure compliance with applicable safety standards, the Fairfax County Department of Information Technology (DIT) shall have the option to conduct monitoring of radiation emissions as may be deemed necessary by DIT. In the event that the results of any monitoring indicate any alterations to the approved equipment or if the radiation levels exceed the amounts deemed appropriate by applicable standards, the applicant shall take immediate action, as necessary and approved by DIT, to comply with accepted standards and agreements and to reduce radiation emissions to meet the applicable standards. Non-compliance with this condition within the time frame established by DIT may be grounds for termination of the use of the roof and penthouse as a telecommunications facility, as determined by the Zoning Administrator.~~

- ~~9.~~ 8. There shall be no signs on-site to advertise the telecommunications facilities.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Sprint PCS

Site Candidate WA33XC929A
Tall Oaks

View from behind Giant (pkg 10)
150ft. from Site
Photo Simulation

